



17B CASTLE STREET

EYE, SUFFOLK, IP23 7AW



## 17B Castle Street is a charming property situated in the centre of Eye

**This charming property situated in the centre of Eye offers a sitting room and kitchen/breakfast room on the ground floor with two double bedrooms and a bathroom on the first floor. 17B Castle Street is accessed along a private courtyard/parking area and has the benefit of a carport/covered area providing parking for a single vehicle. There is a small courtyard area ideal for a few pots.**

### LOCATION

Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Country market in Town Hall, Antique shop, Bank Arts Centre, WI, choir, Library, Country Pub, 2 Co-op supermarkets and Post office. Hartismere High School provides secondary education and Graded as Outstanding in its last Ofsted inspection. Diss lies 4 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes)

### SERVICES

Gas central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band – A

### ENERGY PERFORMANCE

D Rating

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### AGENTS NOTE

We understand from the vendor that the gable end of the property will be decorated prior to completion



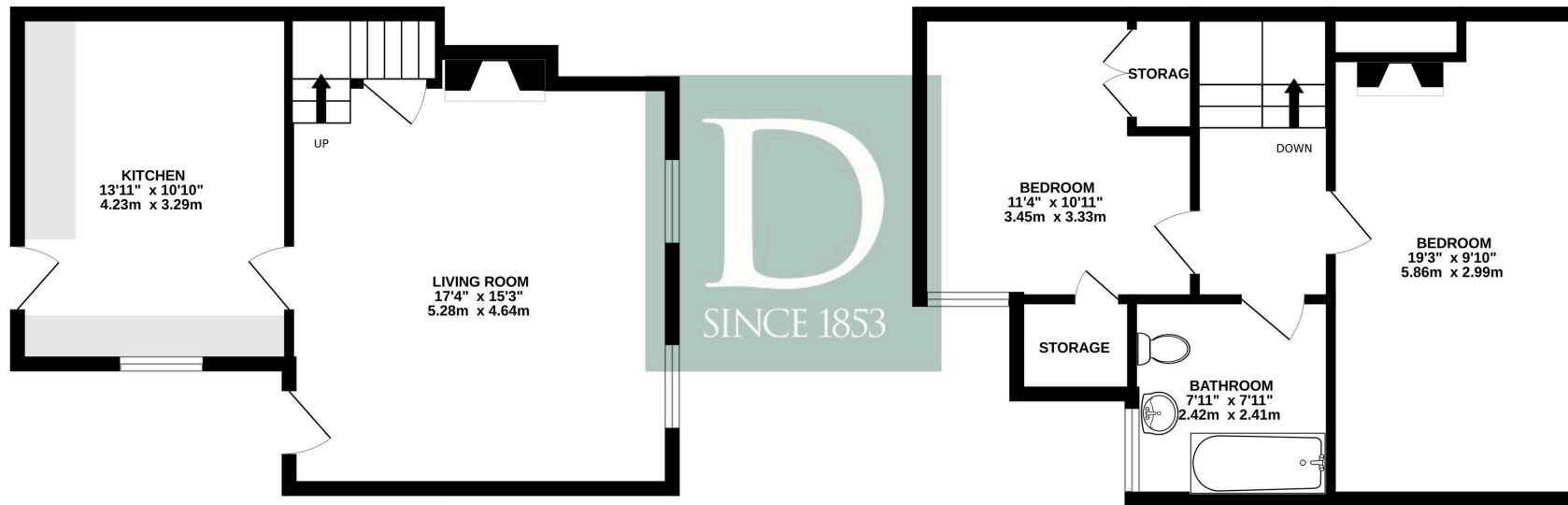


NO ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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